

# **ANNUAL ELEMENT PROGRESS REPORT**

## ***Housing Element Implementation***

(CCR Title 25 §6202 )

Jurisdiction MILL VALLEY

Reporting Period 01/01/2015 - 12/31/2015

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

**Governor’s Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044**

(CCR Title 25 §6202 )

**Reporting Period** 01/01/2015 - 12/31/2015

## Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

[illegible]

|  |    |       |   |   |   |   |   |   |  |  |  |
|--|----|-------|---|---|---|---|---|---|--|--|--|
| 116 Locust   | SU | Owner | 0 | 0 | 1 | 0 | 1 | 1 |  |  |  |
| (9) Total of Moderate and Above Moderate from Table A3 |    |       |   |   | 2 | 3 |   |   |  |  |  |
| (10) Total by Income Table A/A3                        |    |       | 2 | 3 | 2 | 3 |   |   |  |  |  |
| (11) Total Extremely Low-Income Units*                 |    |       | 0 |   |   |   |   |   |  |  |  |

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**Table A2**

### Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

| Activity Type                     | Affordability by Household Incomes |                 |            |             | (4) The Description should adequately document how each unit complies with subsection (c )(7) of Government Code Section 65583.1 |
|-----------------------------------|------------------------------------|-----------------|------------|-------------|--|
|                                   | Extremely Low-Income*              | Very Low-Income | Low-Income | TOTAL UNITS |  |
| (1) Rehabilitation Activity       | 0                                  | 0               | 0          | 0           |  |
| (2) Preservation of Units At-Risk | 0                                  | 0               | 0          | 0           |  |
| (3) Acquisition of Units          | 0                                  | 0               | 0          | 0           |  |
| (5) Total Units by Income         | 0                                  | 0               | 0          | 0           |  |

\* Note: This field is voluntary

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**Table A3**  
**Annual building Activity Report Summary for Above Moderate-Income Units**  
**(not including those units reported on Table A)**

|   | 1.<br>Single Family | 2.<br>2 - 4 Units | 3.<br>5+ Units | 4.<br>Second Unit | 5.<br>Mobile Homes | 6.<br>Total | 7.<br>Number of infill<br>units* |
|---|---------------------|-------------------|----------------|-------------------|--------------------|-------------|----------------------------------|
| No. of Units Permitted<br>for <b>Moderate</b>       | 0                   | 0                 | 0              | 0                 | 0                  | 0           | 0                                |
| No. of Units Permitted<br>for <b>Above Moderate</b> | 0                   | 0                 | 0              | 0                 | 0                  | 0           | 0                                |

\* Note: This field is voluntary

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**Table B**  
**Regional Housing Needs Allocation Progress**  
**Permitted Units Issued by Affordability**

| Enter Calendar Year starting with the first year of the RHNA allocation period. See Example. |                 |                                 |        |        |        |        |        |        |        |        |        | Total Units to Date (all years) | Total Remaining RHNA by Income Level |
|--|-----------------|---------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------------------------------|--------------------------------------|
| Income Level   |                 | RHNA Allocation by Income Level | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 | Year 8 | Year 9 |                                 |                                      |
| Very Low   | Deed Restricted | 41                              | 0      | 0      | 0      | 0      | 0      | 0      | 0      | 0      | 0      | 2                               | 39                                   |
|  | Non-Restricted  |                                 | 2      | 0      | 0      | 0      | 0      | 0      | 0      | 0      | 0      |                                 |                                      |
| Low  | Deed Restricted | 24                              | 0      | 0      | 0      | 0      | 0      | 0      | 0      | 0      | 0      | 3                               | 21                                   |
|  | Non-Restricted  |                                 | 3      | 0      | 0      | 0      | 0      | 0      | 0      | 0      | 0      |                                 |                                      |
| Moderate   |                 | 26                              | 2      | 0      | 0      | 0      | 0      | 0      | 0      | 0      | 0      | 2                               | 24                                   |
| Above Moderate   |                 | 38                              | 3      | 0      | 0      | 0      | 0      | 0      | 0      | 0      | -      | 3                               | 35                                   |
| Total RHNA by COG. Enter allocation number:  |                 | 129                             | 10     | 0      | 0      | 0      | 0      | 0      | 0      | 0      | 0      | 10                              | 119                                  |
| Total Units ▶ ▶ ▶  |                 |                                 |        |        |        |        |        |        |        |        |        |                                 |                                      |
| Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶   |                 |                                 |        |        |        |        |        |        |        |        |        |                                 |                                      |

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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**Table C**

**Program Implementation Status**

| Program Description<br>(By Housing Element Program Names) | <b>Housing Programs Progress Report - Government Code Section 65583.</b><br>Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element. |                      |                                  |
|---|--|----------------------|----------------------------------|
| Name of Program   | Objective  | Timeframe<br>in H.E. | Status of Program Implementation |
|   |  |                      |                                  |

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### **General Comments:**

Affordability of Second Units based on Mill Valley's 2014 second unit survey, which documents 35% of Second Units are affordable to very low Income; 40% percent are rented at the low income level; 21% percent are rented at the moderate income level; and 4% percent are rented at levels suitable for above moderate income households.